

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/7 Moore Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$729,950

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2021

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/288 Maroondah Hwy CROYDON 3136	\$737,000	01/04/2021
2	25 Hubble Rd CROYDON 3136	\$700,000	27/04/2021
3	4/328 Maroondah Hwy CROYDON 3136	\$699,950	15/04/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/05/2021 19:58



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



3/288 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$737,000

Method: Sold Before Auction

Date: 01/04/2021

Property Type: Townhouse (Res)

Land Size: 220 sqm approx



25 Hubble Rd CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$700,000

Method: Private Sale

Date: 27/04/2021

Property Type: Townhouse (Single)

Land Size: 211 sqm approx



4/328 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$699,950

Method: Private Sale

Date: 15/04/2021

Property Type: Townhouse (Single)